

Advance Plans Committee: 2003-4 Comprehensive Plan Update

Summary of Meeting #19

7:30 am, March 31, 2005

Attendance

Committee Members: Elizabeth Bishop, Bud Hentzen, Ron Marnell

MAPD staff: Dave Barber, Stephen Banks, Scott Wadle, Christy Askew

Discussion Summary

1. Comprehensive Plan Update:

- Staff presented revised copies of the 2030 Wichita Functional Land Use Guide and the Wichita and Small Cities 2030 Urban Growth Areas Map.
- Staff talked about the latest discussions with the town of Sedgwick and the dialogue concerning their growth area boundary near 125th and I-135.
- Changes to the proposed Park City growth area boundary were discussed. County Commissioners have made a decision to use Broadway as the boundary between Valley Center and Park City growth areas.
- The Committee discussed the possibility of a summer workshop to bring together the planning staff from surrounding counties and communities.
- Planning staff commented that once the Joint Land Use Plan for McConnell AFB was adopted as an amendment to the Comprehensive Plan, the 2030 Wichita Functional Land Use Guide would need to be updated to reflect this study.
- The Committee unanimously recommended approval of the proposed Comprehensive Plan updates for consideration of the MAPC at the Public Hearing on April 28th.

2. Central Northeast Area Plan Update:

- Staff described the participants in the update process and presented maps of the Plan area boundary.
- Committee members were concerned that the boundaries for the CNE Area Plan Update overlapped with the McAdams Neighborhood Plan. Staff explained that the more focused of the two would supercede the other (i.e. McAdams Neighborhood Revitalization Plan will supercede the larger scale and more general Central Northeast Area Plan Update).
- The Committee talked about the implementation of the CNE Plan Update and the size of the CNE Plan area. Project implementation will depend on the project/program and may involve initiatives being undertaken in smaller sections of the CNE Plan area at different or simultaneous times. The specific example for this discussion was the use of the neighborhood clean-up program.
- Staff and committee members discussed the need to provide tenants a way to address code violations and dangerous conditions in the rental housing stock.

The Advance Plans Committee adjourned at 8:45 a.m. No future Advanced Plans Committee meeting date was set.

Advance Plans Committee

Summary of Meeting #20

7:30 am, May 12, 2005

Attendance

Committee Members: Frank Garofalo, Bud Hentzen, Ron Marnell, John McKay

Others: Mitch Mitchell

MAPD staff: Dave Barber, Stephen Banks, Scott Wadle, Christy Askew

Discussion Summary

1. McConnell AFB Joint Land Use Study – May 2005 Final Report:

- Staff presented a summary of the recommendations as contained in the final report completed by RKG Associates Inc. The Committee reviewed the eight recommendations associated with the existing mission area (2004 AICUZ). Three of these recommendations (#2, #7 and #8) propose changes to existing zoning regulations or comprehensive plans and will need to be initiated through the planning commissions of Derby and Wichita-Sedgwick County. The remaining five recommendations (#1, #3, #4, #5 and #6) will need to be initiated by the governing bodies of the City of Derby, City of Wichita and Sedgwick County.
- In regards to recommendation #5, the Committee suggested that staff look into the legal mechanism that would be necessary to require prospective buyers of land in 2004 Noise Contour Area to be notified that they are purchasing property in an area that is susceptible to noise impacts, and that there is a permanent recording of a document that is signed by buyer indicating that such notification has been provided.

2. Central Northeast Area Plan Update:

- Staff reviewed with the Committee, the format and general content of the current draft of the Central Northeast Area Plan Update. Staff is currently meeting with the Steering Committee every other Thursday evening at the Atwood Community Center. A preliminary draft of the Plan Update should be finished by mid June.

The Advance Plans Committee meeting adjourned at 8:25 a.m.